179.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,400 / 796,400
					USE VALUE:	796,400 / 796,400
					ASSESSED:	796,400 / 796,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YANG KUNLIN &
Owner 2:	HAN WEI
Owner 3:	
Street 1:	56 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAGGIANO MICHAEL R--ETAL -
Owner 2:	CAGGIANO GERALDINE P -
Street 1:	56 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,567 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2614 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6567.000	386,100		410,300	796,400
Total Card	0.151	386,100		410,300	796,400
Total Parcel	0.151	386,100		410,300	796,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.71 | /Parcel: 304.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122030

GIS Ref

GIS Ref

Insp Date 11/17/16

Parcel ID 179.0-0007-0003.0

!14133!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,700	0	6,567.	410,300	795,000	795,000	Year End Roll	12/18/2019
2019	101	FV	351,900	0	6,567.	410,300	762,200	762,200	Year End Roll	1/3/2019
2018	101	FV	351,900	0	6,567.	345,800	697,700	697,700	Year End Roll	12/20/2017
2017	101	FV	351,900	0	6,567.	316,500	668,400	668,400	Year End Roll	1/3/2017
2016	101	FV	351,900	0	6,567.	269,600	621,500	621,500	Year End	1/4/2016
2015	101	FV	292,100	0	6,567.	234,500	526,600	526,600	Year End Roll	12/11/2014
2014	101	FV	292,100	0	6,567.	216,900	509,000	509,000	Year End Roll	12/16/2013
2013	101	FV	292,100	0	6,567.	206,300	498,400	498,400		12/13/2012

PRINT

Date	Time
12/11/20	04:00:34

LAST REV

Date	Time
11/02/20	09:03:00
danam	
14133	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAGGIANO MICHAE	68675-159		12/28/2016		815,000	No	No		
	11529-373		6/27/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2020	874	Insulate	5,000	C				
6/19/2019	917	Redo Bat	11,000	C				
3/9/2000	167	Addition	45,000					18X22 ROOM, BATH

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2020	Permit Visit	DGM	D Mann
11/17/2016	Meas/Inspect	DGM	D Mann
3/28/2009	Meas/Inspect	201	PATRIOT
12/29/2008	Entry Denied	163	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122030
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6567		Sq. Ft.	Site		0	70.	0.89	7			Easemen	-5					410,311						410,300	

Total AC/HA: 0.15076 | Total SF/SM: 6567 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 410,311 | Spl Credit | Total: 410,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.32221508
Const Adj.:	1.01303005
Adj $ / SQ:	127.247
Other Features:	112917
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474313
Depreciation:	88222
Depreciated Total:	386090

COMMENTS

EASEMENT IN BACK YARD / CHK ADD WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

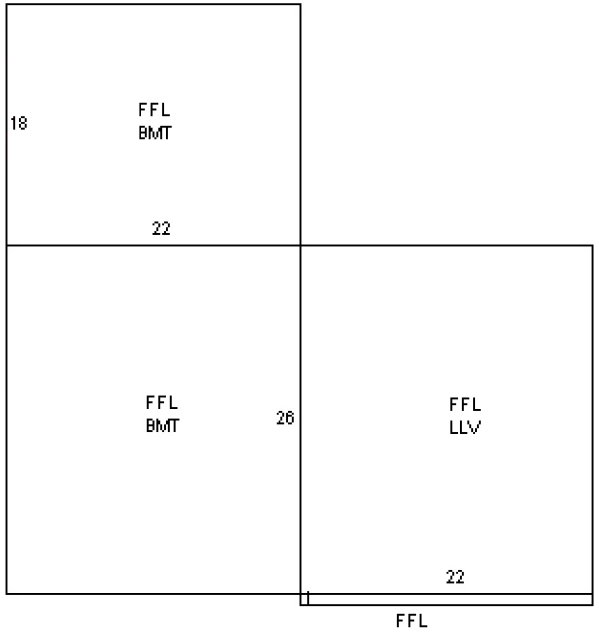
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.97
Special Features:	0	Val/Su Net:	124.47
Final Total:	386100	Val/Su SzAd	247.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,562	127.250	198,760
BMT	Basement	968	77.110	74,644
LLV	Lower Level	572	78.450	44,872
	Net Sketched Area:	3,102	Total:	318,276
Size Ad	1562	Gross Are	3102	FinArea 2614

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	85	G	
LLV	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: